



- o The application is compliant with the specified water requirements contained in Chapter 4, Article 4-307 (2)(a) of the 1041 Regulations.

WHEREAS, on September 18, 2014, the Planning Commission held a public hearing on this project. At the hearing they listened to presentations by staff and the applicant, and solicited public comment. On a vote of 5 to 0 the Planning Commission is forwarding the following recommendation to the Board of County Commissioners for their consideration; and

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant and listened to the presentation of the applicant and Staff, and having listened to all public comment, and being fully advised in the premise;

BE IT THEREFORE RESOLVED, the Board of County Commissioners do hereby approve **PD14-0013, HITCHIN POST HAY**, subject to the following conditions:

1. In the event the applicant or a successor in interest obtains a flood plain permit, a 100 foot building setback buffer will be maintained from the center of Running Creek.
2. The applicant will maintain animal waste management to prevent run off into Running Creek.
3. The applicant will pay to Elbert County TAZ fees in accordance with the current fee schedule.
4. The applicant will pay to Elbert County Growth Impact fees in accordance with the current fee schedule as a part of the site plan review.
5. The applicant will pay to Elbert County Open Space fees in accordance with the current fee schedule.
6. The applicant and the Elizabeth School District will comply with Resolution 99-14, as related to school impacts. A signed letter of approval from the Elizabeth School district will be submitted to the Community and Development Services Office prior to recordation of any documentation.
7. The applicant and the Elizabeth Fire Protection District will comply with Resolution 99-35, as related to fire protection. A signed letter of approval from the Elizabeth Fire Protection District will be submitted to the Community and Development Services Office prior to recordation of any documentation. The applicant will be responsible for an appropriate address map.
8. The applicant will record the Rezone Exhibit within one hundred eighty (180) days of the Board of County Commissioner approval.



- 9. The applicants will be required to remove the public notice sign within seven (7) days of approval by the Board of County Commissioners. A letter to that affect will be placed in the Community and Development Services file, prior to recordation of the Rezone Exhibit
- 10. The Rezone will not be effective until all fees are paid, conditions of approval are met, and documents recorded.
- 11. Adopt the Findings as enumerated herein.


_____ Aye
KURT SCHLEGEL, CHAIRMAN


_____ Aye
ROBERT ROWLAND, VICE CHAIRMAN


_____ Aye
LARRY ROSS, COMMISSIONER

ATTEST: DALLAS SCHROEDER
COUNTY CLERK

BY: 
_____ SHERYL CALDWELL
Deputy, Clerk to the Board

